

Sec. 22-41. - Adoption of the International Building Code for Commercial Buildings.

The 2012 International Building Code for Commercial Buildings, copyrighted by the International Code Council, Inc., save and except the amendments set forth in exhibit "A", attached hereto and incorporated herein for all purposes ("2012 International Building Code for Commercial Buildings"), is hereby adopted, prescribing regulations applicable to all commercial or nonresidential structures and existing premises and constitutes minimum requirements and standards for construction applications. The 2012 International Building Code for Commercial Buildings is made a part of this article as if fully set forth herein. One copy of the 2012 International Building Code for Commercial Buildings is on file in the office of the city secretary being marked and designated as the 2012 International Building Code for Commercial Buildings.

(Ord. No. 2013-08, §§ 2, 3, 2-26-2013)

Sec. 22-42. - [Amendments to the International Building Code for Commercial Buildings.]

The following sections, paragraphs, and sentences of the 2012 International Building Code are hereby amended as follows:

Explanation of Options A, B and C:

Please note that as there is a wide range in fire-fighting philosophies/capabilities of cities across the region, Option "A", Option "B" and Option "C" are provided in the fire and building code amendments. Jurisdictions should choose one or the other based on their firefighting philosophies/capabilities when adopting code amendments. The City of Wylie hereby adopts Option B.

Section 109: add Section 109.7, 109.7.1, 109.7.2 and 109.8 to read as follows:

109.7 Work without a permit.

109.7.1 Investigation. Whenever work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

109.7.2 Fee. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code or the city fee schedule as applicable. The payment of such investigation fee shall not exempt the applicant from compliance with all other provisions of either this code or the technical codes nor from penalty prescribed by law.

109.8 Unauthorized cover up fee. Any work concealed without first obtaining the required inspection in violation of Section 110 shall be assessed a fee as established by the city fee schedule.

(Reason: This fee is not a fine or penalty but is designed to compensate for time and to remove incentive to attempt to evade permits and code compliance. Text taken from former Uniform Administrative Code.)

Section 110.3.5; jurisdiction has the option to delete depending on local inspection policies.

(Reason: Lath or gypsum board inspections are not normally performed in this area.)

Section 202; amend definition of Ambulatory Care Facility to read as follows:

AMBULATORY CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to individuals who are rendered incapable of self-preservation by the services provided. This group may include but not be limited to the following:

- Dialysis centers
- Sedation dentistry
- Surgery centers
- Colonic centers
- Psychiatric centers

(Reason: To clarify the range of uses included in the definition. [Explanatory note related to Ambulatory Care Facilities: This group of uses as defined in Chapter 2 includes a medical or dental office where persons are put under for dental surgery or other services. Section 903.2.2 will now require such uses to be sprinklered if on other than the floor of exit discharge or if four or more persons are put under on the level of exit discharge. Recommend (1.) jurisdictions document any pre-existing non-conforming conditions prior to issuing a new C of O for a change of tenant and, (2.) On any medical or dental office specify on C of O the maximum number of persons permitted to be put under general anesthesia.

It is recommended that before a Certificate of Occupancy is issued, a letter of intended use from the business owner shall be included and a C of O documenting the maximum number of care recipients incapable of self-preservation allowed.)

Section 202; add definition of Assisting Living Facilities to read as follows.

ASSISTED LIVING FACILITIES. A building or part thereof housing persons, on a 24-hour basis, who because of age, mental disability or other reasons, live in a supervised residential environment which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff.

(Reason: The code references Assisted Living facilities and definition was deleted)

Section 202; amend definition of "Atrium" to read as follows:

ATRIUM. An opening connecting three or more stories... (Balance remains unchanged)

(Reason: Accepted practice in the region based on legacy codes. Section 1009 permits unenclosed two-story stairways under certain circumstances.)

Option A

Section 202; (No amendment necessary)

Option B

Section 202; amend definition to read as follows:

HIGH-RISE BUILDING. A building with an occupied floor located more than 55 feet (16 764 mm) above the lowest level of fire department vehicle access.

(Reason: To define high-rise, as it influences sprinkler requirement thresholds based on the fire-fighting capabilities of a jurisdiction. This correction needed for Option B cities only as a basic definition of High Rise is now provided.)

Section 303.1.3; add a sentence to read as follows:

303.1.3 Associated with Group E occupancies. A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy except when applying the assembly requirements of Chapter 10 and 11.

(Reason: To clarify that egress and accessibility requirements are applicable for assembly areas, i.e., cafeteria, auditoriums, etc.)

Section 304.1; add the following to the list of occupancies:

Fire stations

Police stations with detention facilities for 5 or less

(Reason: Consistent with regional practice dating back to the legacy codes.)

Section 307.1; add the following sentence to Exception 4:

4. Cleaning establishments... (text unchanged)... with Section 707 or 1-hour horizontal assemblies constructed in accordance with Section 711 or both. See also IFC Chapter 12, Dry Cleaning Plant provisions.

(Reason: To call attention to detailed requirements in the Fire Code.)

Section 403.1, Exception 3; amended to read as follows:

1. (existing unchanged)
2. (existing unchanged)
3. Open air portions of buildings with a Group A-5 occupancy in accordance with Section 303.6.
4. (existing unchanged)
5. (existing unchanged)

(Reason: To clarify enclosed portions are not exempt.)

Section 403.3, Exception; delete exception #2.

1. (existing unchanged)
2. Delete

(Reason: To provide adequate fire protection to enclosed areas.)

Section 404.5; delete exception.

(Reason: Consistent with amended atrium definition.)

Section 406.3.2; add item 3 to read as follows:

1. (existing unchanged)
2. (existing unchanged)
3. A separation is not required between a Group R-2 and U carport provided that the carport is entirely open on all sides and that the distance between the two is at least 10 feet (3048 mm).

(Reason: Simplifies the fire separation distance and eliminates the need to obtain opening information on existing buildings when adding carports in existing apartment complexes. Consistent with legacy codes in effect in region for years and no record of problems with car fires spreading to apartments as a result.)

Section 406.8; add a second paragraph to read as follows:

This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement and other such minor repairs.

(Reason: To further clarify types of service work allowed in a repair garage, as well as to correspond with definition in the IFC.)

Section 506.2.2; add sentence to read as follows:

506.2.2 Open Space Limits. Such open space shall be either on the same lot or dedicated for public use and shall be accessed from a street or approved fire lane. In order to be considered as accessible, if not in direct contact with a street or fire lane, a minimum 10-foot wide pathway meeting fire department access from the street or approved fire lane shall be provided.

(Reason: To define what is considered accessible. Consistent with regional amendment to IFC 504.1.)

Section 509.3; Delete Section

Section 712.1.8, amend item 5 to read as follows:

1. (existing unchanged)
2. (existing unchanged)
3. (existing unchanged)
4. (existing unchanged)
5. Is not open to a corridor in Group I and H occupancies.
6. (existing unchanged)
7. (existing unchanged)

(Reason: To be consistent with regionally accepted practices.)

Section 713.14.1 Elevator Lobby. Exceptions: 4.3 amended to read as follows:

Option A

Section 713.14.1; Exception 4.3 (No amendment necessary)

Option B

Section 713.14.1; Exception 4.3 Elevators serving floor levels over 55 feet (16 764 mm) above the lowest level of fire department vehicle access in high rise buildings.

(Reason: This correction needed for Option B cities only as a basic definition of High Rise is now provided.)

Section 903.1.1; amended to read as follows:

[F] 903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in addition to automatic sprinkler protection where recognized by the applicable standard, or as approved by the fire code official.

(Reason: Such alternative systems do not provide the reliability of automatic sprinkler protection in general. An applicant could pursue an Alternate Method request to help mitigate the reliability issues with these alternative systems with the fire code official if so desired, or there may be circumstances in which the fire code official is acceptable to allowing an alternate system in lieu of sprinklers, such as kitchen hoods or paint booths. This also meets with local practices in the region.)

Section 903.2; add the following:

[F] 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating "ELEVATOR MACHINERY - NO STORAGE ALLOWED."

(Reason: Firefighter and public safety. This amendment eliminates the shunt trip requirement of the International Building Code Section 3006.5 for the purpose of elevator passenger and firefighter safety. This amendment is contingent on the Building Code amendment eliminating the Exceptions to Section 3006.4, such that passive fire barriers for these areas are maintained. This also meets with local practices in the region.)

Section 903.2; delete the exception.

(Reason: The exception deletion is due to the fact that such telecom areas pose an undue fire risk to the structural integrity of the building. This also meets with local practices in the region.)

Section 903.2.9; add Section 903.2.9.3 to read as follows:

[F] 903.2.9.3 Self-service storage facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities.

Exception: One-story self-service storage facilities that have no interior corridors, with a one-hour fire barrier separation wall installed between every storage compartment.

(Reason: Fire departments are unable to inspect these commercial occupancies and are unaware of the contents being stored. This also meets with local practices in the region.)

Option A

Section 903.2.11; change 903.2.11.3 and add 903.2.11.7, and 903.2.11.8, as follows:

[F] 903.2.11.3 Buildings 55 feet or more in height. An automatic sprinkler system shall be installed throughout buildings with a floor level, other than penthouses in compliance with Section 1509 of the International Building Code, that is located 55 feet (16 764 mm) or more above the lowest level of fire department vehicle access.

Exception:

Open parking structures in compliance with Section 406.5 of the Building Code.

903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see IFC Chapter 32 to determine if those provisions apply.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

Option B

Section 903.2.11; change 903.2.11.3 and add 903.2.11.7, 903.2.11.8, and 903.2.11.9 as follows:

903.2.11.3 Buildings 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings with a floor level, other than penthouses in compliance with Section 1509 of the International Building Code, that is located 35 feet (10 668mm) or more above the lowest level of fire department vehicle access.

Exception:

Open parking structures in compliance with Section 406.5 of the International Building Code.

903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see IFC Chapter 32 to determine if those provisions apply.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

903.2.11.9 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings with a building area over 6,000 sq. ft. For the purpose of this provision, fire walls shall not define separate buildings.

Exception: Open parking garages in compliance with Section 406.5 of the International Building Code.

(Reason: Reflects regional practices.)

Section 903.3.1.1.1; amended to read as follows:

[F] 903.3.1.1.1 Exempt locations. When approved by the fire code official, automatic sprinklers shall not be required in the following rooms or areas where such... (text unchanged) ... because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the code official.
3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. (Delete.)
5. Elevator machine rooms, machinery spaces, and hoist ways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.
6. (Delete.)

(Reason: Gives more direction to code official. Exception 4 deleted to provide protection where fire risks are poorly addressed. Amendment 903.2 addresses Exception 5 above relative to the elimination of sprinkler protection in these areas to avoid the shunt trip requirement.)

Section 903.3.1.2.2; add the following:

[F]Section 903.3.1.2.2 Attics, Open Breezeways, and Attached Garages. Sprinkler protection is required in attic spaces of such buildings two or more stories in height, open breezeways, and attached garages.

(Reason: Open breezeways already require sprinkler protection in Section 1026.6, Exception 4. Attic protection is required in accordance with existing regional practice and issues with fire exposure via soffit vents, as well as firefighter safety. Attached garages already require sprinkler via NFPA 13R - re-emphasis.)

Section 903.3.1.3; add the following:

[F]903.3.1.3 NFPA 13D sprinkler systems. Automatic sprinkler systems installed in one- and two-family dwellings, Group R-3 and R-4 congregate living facilities and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

(Reason: To allow the use of the Plumbing section of the IRC and recognize current state stipulations in this regard.)

Section 903.3.5 Water Supplies; add a second paragraph to read as follows:

[F]Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every fire protection system shall be designed with a 10 psi safety factor. Reference Section IFC 507.4 for additional design requirements.

(Reason: To define uniform safety factor.)

Section 903.4 Sprinkler system supervision and alarms; add a second paragraph after the exceptions to read as follows:

[F]Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

(Reason: To avoid significant water losses. Consistent with amendment to IFC 905.9.)

Section 903.4.2 Alarms; add second paragraph to read as follows:

[F]The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

(Reason: Fire department connections are not always located at the riser; this allows the fire department faster access.)

Section 905.2 Installation standard; amended to read as follows:

[F]905.2 Installation standard. Standpipe systems shall be installed in accordance with this section and NFPA 14. Manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low alarm.

(Reason: To define manual dry standpipe supervision requirements. Helps ensure the integrity of the standpipe system via supervision, such that open hose valves will result in a supervisory low air alarm.)

Add Section 905.3.9 and exception to read as follows:

[F]905.3.9 Building area. In buildings exceeding 10,000 square feet in area per story, Class I automatic wet or manual wet standpipes shall be provided where any portion of the building's interior area is more than 200 feet (60960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access.

Exception: Automatic dry and semi-automatic dry standpipes are allowed as provided for in NFPA 14.

(Reason: Allows for the rapid deployment of hose lines to the body of the fire.)

Section 905.4, item 5; change to read as follows:

1. (existing unchanged)
2. (existing unchanged)
3. (existing unchanged)
4. (existing unchanged)

[F]5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way hose connection located to serve the roof or at the highest landing of a stairway with stair access to the roof provided in accordance with Section 1009.16. An additional hose connection shall be provided at the top of the most hydraulically remote standpipe for testing purposes.

6. (existing unchanged)

(Reason: Maintains previously adopted amendment for the following purpose. Reduced the amount of pressure required to facilitate testing, and provides backup protection for firefighter safety.)

Section 905.4 Location of Class I standpipe hose connections; add the following item 7:

[F]7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred feet (200') intervals along major corridors thereafter.

(Reason: Allows for the rapid deployment of hose lines to the body of the fire.)

Section 905.9 Valve supervision; add a second paragraph after the exceptions to read as follows:

[F]Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

(Reason: To avoid significant water losses. Consistent with amendment to IFC 903.4.)

Add Section 907.1.4 to read as follows:

[F] 907.1.4 Design standards. All alarm systems new or replacement shall be addressable. Alarm systems serving more than 20 smoke detectors shall be analog addressable.

Exception: Existing systems need not comply unless the total building remodel or expansion initiated after the effective date of this code, as adopted, exceeds 30% of the building. When cumulative building remodel or expansion exceeds 50% of the building must comply within 18 months of permit application.

(Reason: Consistent with local practice and emerging technology. Reduces need for panel replacement in the future.)

Section 907.2.1; amended to read as follows:

[F] 907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with new Section 907.6 shall be installed in Group A occupancies having an occupant load of 300 or more persons or more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3.9 of the International Building Code shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: (unchanged.)

Activation of fire alarm notification appliances shall:

1. Cause illumination of the means of egress with light of not less than 1 foot-candle (11 lux) at the walking surface level, and
2. Stop any conflicting or confusing sounds and visual distractions.

(Reason: Increases the requirement to be consistent with Group B requirement. Also addresses issue found in Group A occupancies of reduced lighting levels and other A/V equipment that distracts from fire alarm notification devices. Also reflects regional practice.)

Section 907.2.3; amended to read as follows:

[F] 907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

(Reason: To distinguish educational from day care occupancy minimum protection requirements. Further, to define threshold at which portable buildings are considered a separate building for the purposes of alarm systems.)

Section 907.2.3; add exception 1.1 to read as follows:

[F]Exceptions:

1. A manual fire alarm system is not required in Group E educational and day care occupancies with an occupant load of 30 or less when provided with an approved automatic sprinkler system.
 - 1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2½ or less years of age, see Section 907.2.6.)

(Reason: Consistent with Texas State laws concerning day care facility requirements.)

Section 907.4.2 Manual fire alarm boxes to read as follows:

[F](Text unchanged)... Sections 907.4.2.1 through 907.4.2.7

(Reason: Added number 907.4.2.7.)

Add Section 907.4.2.7 to read as follows:

[F] 907.4.2.7 Type. Manual alarm initiating devices shall be an approved double action type.

(Reason: Helps to reduce false alarms. Consistent with regional requirements.)

Add Section 907.6.1.1 to read as follows:

[F]907.6.1.1 Wiring Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from an addressable input (monitor) module may be wired Class B, provided the distance from the addressable module to the initiating device is ten feet or less.

(Reason: To provide uniformity in system specifications and guidance to design engineers. Improves reliability of fire alarm devices and systems.)

Add Section 907.6.5.3 to read as follows:

[F] 907.6.5.3 Communication requirements. All alarm systems, new or replacement, shall transmit alarm, supervisory and trouble signals descriptively to the approved central station, remote supervisory station or proprietary supervising station as defined in NFPA 72, with the correct device designation and location of addressable device identification. Alarms shall not be permitted to be transmitted as a General Alarm or Zone condition.

(Reason: To assist responding personnel in locating the emergency event.)

Section 910.1; change Exception 2 to read as follows:(existing unchanged)

[F]2. Where areas of buildings are equipped with early suppression fast-response (ESFR) sprinklers, only manual smoke and heat vents shall be required within these areas. Automatic smoke and heat vents are prohibited.

(Reason: Allows the fire department to control the smoke and heat during and after a fire event.)

Section 910.2 Where required to read as follows:

[F](Text unchanged)... Sections 910.2.1 through 910.2.4

(Reason: Added numbers 910.2.3 and 910.2.4)

Add subsections 910.2.3 with exceptions to read as follows:

[F] 910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

(Reason: Provides an acceptable alternative for large storage and manufacturing occupancies, rather than requiring interior rated exit passageways, as has been allowed for many years.)

Add subsections 910.2.4 to read as follows:

[F] 910.2.4 Exit access travel distance increase. Buildings and portions thereof used as a Group F-1 or S-1 occupancy where the maximum exit access travel distance is increased in accordance with Section 1016.2.2.

(Reason: Provides an acceptable alternative for large storage and manufacturing occupancies, rather than requiring interior rated exit passageways, as has been allowed for many years.)

Table 910.3; Change the title of the first row of the table from "Group F-1 and S-1" to include "Group H" and to read as follows:

Group H, F-1 and S-1

(Reason: Consistency with the amendment 910.2.3 to include Group H.)

Add Section 912.2.3 to read as follows:

[F] 912.2.3 Hydrant distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

(Reason: Consistent with regional practices.)

Section 913.1; add second paragraph and exception to read as follows:

[F]When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. - 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by IFC Section 506.1.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the fire code official. Access keys shall be provided in the key box as required by IFC Section 506.1.

(Reason: This requirement allows fire fighters safer access to the fire pump room. The requirement allows access without being required to enter the building and locate the fire pump room interior access door during a fire event. The exception recognizes that this will not always be a feasible design scenario for some buildings, and as such, provides an acceptable alternative to protect the pathway to the fire pump room.)

Section 1007.1; add the following Exception 4:

Exceptions:

1. (existing unchanged)
2. (existing unchanged)

3. (existing unchanged)
4. Buildings regulated under State Law and built in accordance with State registered plans, including any variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1007.

(Reason: To accommodate buildings regulated under Texas State Law and to be consistent with amendments to Chapter 11.)

Section 1007.5; Platform lifts, amended to read as follows:

1007.5 Platform lifts. Platform (wheelchair) lifts... required accessible route in Section 1109.8, Items 1 through 10. Standby power. (remainder unchanged)

(Reason: Editorial.)

Section 1008.1.9.4; amend exceptions 3 and 4 as follows:

Exceptions:

1. (existing unchanged)
2. (existing unchanged)
3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F, M or S occupancy. (Remainder unchanged)
4. Where a pair of doors serves a Group A, B, F, M or S occupancy. (Remainder unchanged)
5. (existing unchanged)

(Reason: Application to M occupancies reflects regional practice; No. 4 expanded to Group A due to it being a similar scenario to other uses; No. 4 was regional practice.)

Section 1008.1.9.9; change to read as follows:

1008.1.9.9 Electromagnetically locked egress doors. Doors in the means of egress in buildings with an occupancy in Group A, B, E, I-1, I-2, M, R-1 or R-2 and doors to tenant spaces in Group A, B, E, I-1, I-2, M, R-1 or R-2 shall be permitted to be electromagnetically locked if equipped with listed hardware that incorporates a built-in switch and meet the requirements below: (remaining text unchanged)

(Reason: Regional practice to permit such locks due to the presence of trained staff.)

Section 1015; add new section 1015.7 to read as follows:

1015.7 Electrical Rooms. For electrical rooms, special exiting requirements may apply. Reference the electrical code as adopted.

(Reason: Cross-reference necessary for coordination.)

Section 1016; add new section 1016.2.2 to read as follows:

1016.2.2 Roof Vent Increase. In buildings that are one story in height, equipped with automatic heat and smoke roof vents complying with Section 910 and equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1, the maximum exit access travel distance shall be 400 feet for occupancies in Group F-1 or S-1.

([Reason:] Consistent with regional practice.)

Section 1018.1; add exception 6 to read as follows:

1. (existing unchanged)
2. (existing unchanged)
3. (existing unchanged)
4. (existing unchanged)
5. (existing unchanged)
6. In Group B office buildings, corridor walls and ceilings within single tenant spaces need not be of fire-resistive construction when the tenant space corridor is provided with system smoke detectors tied to an approved automatic fire alarm. The actuation of any detector shall activate alarms audible in all areas served by the corridor.

(Reason: To reduce redundant requirements in a single tenant situation. Intended to be consistent with regional amendment to IFC.)

Section 1018.6; amended to read as follows:

1018.6, Corridor Continuity. All corridors shall be continuous from the point of entry to an exit, and shall not be interrupted by intervening rooms. (Remainder unchanged)

(Exception unchanged)

(Reason: Once in corridor, corridor should not be interrupted or discontinuous.)

Section 1026.6; amended exception 4 to read as follows:

Exceptions: (Exceptions 1 through 3 unchanged)

4. Separation from the open-ended corridors of the building... (remaining text unchanged)

(Reason: To clarify that Section 1022.7, i.e., the 180 degree rule is applicable; and is further reinforced by new Exception 4.4.)

Section 1028.1.1.1; delete.

(Reason: Unenforceable.)

Section 1101.2; Add exception to read as follows:

Exceptions: Projects registered with the Architectural Barriers Division of the Texas Department of Licensing and Regulation shall be deemed to be in compliance with the requirements of this Chapter.

(Reason: To accommodate buildings regulated under state law.)

Table 1505.1; delete footnote c and replace footnote b with the following:

- a. (existing unchanged)
- b. Non-classified roof coverings shall be permitted on buildings of U occupancies having not more than 120 sq. ft. of protected roof area. When exceeding 120 sq. ft. of protected roof area, buildings of U occupancies may use non-rated non-combustible roof coverings.
- c. [delete]

(Reason: Conforms to regional practice affording increased fire protection.)

Section 1505.7; delete the section

(Reason: Conforms to regional practice.)

Section 1510.1; add a sentence to read as follows:

1510.1 General. Materials and methods of applications used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15. All individual replacement shingles or shakes shall be in compliance with the rating required by Table 1505.1.

(text of exception unchanged)

(Reason: Relocated the text to more appropriate place. Previously was footnote "b" to Table 1505.1)

Section 2901.1; add a sentence to read as follows:

[P] 2901.1 Scope. (existing text to remain) The provisions of this Chapter are meant to work in coordination with the provisions of Chapter 4 of the International Plumbing Code. Should any conflicts arise between the two chapters, the Building Official shall determine which provision applies.

(Reason: Gives building official discretion.)

Section 2902.1; add a second paragraph to read as follows:

In other than E Occupancies, the minimum number of fixtures in Table 2902.1 may be lowered, if requested in writing, by the applicant stating reasons for a reduced number and approved by the Building Official.

(Reason: To allow flexibility for designer to consider specific occupancy needs.)

Table 2902.1; amended footnote f to read as follows:

- a. (existing unchanged)
- b. (existing unchanged)
- c. (existing unchanged)
- d. (existing unchanged)
- e. (existing unchanged)
- f. Drinking fountains are not required in M Occupancies with an occupant load of 100 or less, B Occupancies with an occupant load of 25 or less, and for dining and/or drinking establishments.
- g. (existing unchanged)

Section 2902.1.3; add new Section 2902.1.3 to read as follows:

2902.1.3 Additional fixtures for food preparation facilities. In addition to the fixtures required in this Chapter, all food service facilities shall be provided with additional fixtures set out in this section.

2902.1.3.1 Hand washing lavatory. At least one hand washing lavatory shall be provided for use by employees that is accessible from food preparation, food dispensing and ware washing areas. Additional hand washing lavatories may be required based on convenience of use by employees.

2902.1.3.2 Service sink. In new or remodeled food service establishments, at least one service sink or one floor sink shall be provided so that it is conveniently located for the cleaning of mops

or similar wet floor cleaning tool and for the disposal of mop water and similar liquid waste. The location of the service sink(s) and/or mop sink(s) shall be approved by the Jurisdiction's health department.

Section 3006.1; amended to read as follows:

3006.1, General. Elevator machine rooms shall be provided.(Remainder unchanged.)

(Reason: An elevator machine room is necessary to provide a protected space for elevator equipment that is used by the fire service, the disabled, and in the future, building occupant evacuations.)

Section 3006.4 (3006.5 if previous amendment adopted); add a sentence to read as follows and delete exceptions 1 and 2:

[F] 3006.4. Machine Rooms and Machinery Spaces: (text unchanged)... Storage shall not be allowed within the elevator machine room. Provide approved signage at each entry door to the elevator machine room stating "Elevator Machinery - No Storage Allowed."

(Reason: Firefighter and public safety. This amendment eliminates the shunt trip requirement of the International Building Code Section 3006.5 for the purpose of elevator passenger and firefighter safety. This amendment is contingent on the Building Code amendment eliminating the Exceptions to Section 3006.4, such that passive fire barriers for these areas are maintained. This also meets with local practices in the region.)

Section 3109.1; amended to read as follows:

3109.1 General. Swimming pools shall comply with the requirements of sections 3109.2 through 3109.5 and other applicable sections of this code; adopted ISPSC and complying with applicable state laws.

(Reason: To recognize adopted International Swimming Pool and Spa Code and "state requirements".)

Section 3401.5 Alternative Compliance. Work performed in accordance with the International Existing Building Code shall be deemed to comply with the provisions of this chapter with prior approval from the Building Official.

(Reason: Correct typo and align with referenced standards.)

***3401.6 Alternative Compliance to 3401.5

***3401.5 Dangerous Conditions to 3401.6

(Reason: Correct typo and align with referenced standards.)

Chapter 23 Wood; add to read as follows;

The most current lumber span Tables available from the "AMERICAN WOOD COUNCIL" will be the reference standard for lumber used in span rate applications in all wood construction within THE CITY OF WYLIE. The "AWC" Span Tables will replace span tables published in the "first printing" of the 2012 International Building Code. The substitution due to deficiencies in actual span limits as revealed during destructive testing by the "Southern Pine Inspection Bureau" on 2 x 4 Southern Yellow Pine No. 2, No. 3 Construction Standard and Utility grades. The "American Wood Council" Span Tables will replace the following 2012 International Building Code Tables.

•	2308.8(1)	Page 479/480
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•	2308.8(2)	Page 481/482
•	2308.10.2(1)	Page 493/494
•	2308.10.2(2)	Page 495/496
•	2308.10.3(1)	Page 497/498
•	2308.10.3(2)	Page 499/500
•	2308.10.3(3)	Page 501/502
•	2308.10.3(4)	Page 503/504
•	2308.10.3(5)	Page 505/506
•	2308.10.3(6)	Page 507/508

(Ord. No. 2013-08, §§ 2, 4(Exh. A), 2-26-2013)

Secs. 22-43—22-60. - Reserved.